

**ECKERSLEY-HALL BUILDING COMMITTEE
MIDDLETOWN SENIOR/COMMUNITY CENTER
61 DURANT TERRACE
9:00 AM**

Members Present: Joe Samolis, Trevor Davis, Ed Dypa, Annabelle Malone, Ed Monarca, Phil Pessina, Larry Riley, Bill Wasch
Members Absent: Augie DeFrance IV, Ryan Kennedy
Others Present: Beth Lapin (staff); Steve June, Chris Nardi (SP+A); Joe Aresco (MA&M); Ann Gregg, Deb Stanley (Recreation/Community)

1.0 OPEN MEETING

Chair Joe Samolis opened the Eckersley Hall Building Committee meeting at 9:00 AM at the Middletown Senior/Community Center.

2.0 APPROVAL OF MINUTES

Chair Samolis asked for approval of the September 8, 2014 minutes. Ed Monarca made the motion to accept, seconded by Ed Dypa. The vote to approve was unanimous.

**3.0 FINANCIAL REPORT
FINANCIAL STATEMENT**

Beth presented the financial report from October. Expenses since the previous meeting included pre-approved payments to MA+M, SP+A, plus salary for secretary/assistant. Moved by Phil Pessina and seconded by Larry Riley, the financial report acceptance passed unanimously.

BUDGET ITEMS

Chair Samolis requested that the committee confirm an email poll vote to pay These Guys Install an extra \$450 for six HDMI wall plates below TVs for laptop hookups. Moved by Ed Dypa and seconded by Larry Riley, the vote to confirm this payment was unanimous.

Joe Samolis presented mock-ups of the entrance and way-finding signs. Ed Dypa made a motion to accept the proposal from Sign-o-rama for \$1,217.72. Seconded Ed Monarca, the vote to approve was unanimous.

The committee received an invoice dated 9/01/14 from SP+A two item in the current purchase order: \$5,956 for the Construction Phase (8%), and \$1,875 for Construction Administration (15%) for a total of \$7,831. Phil Pessina made the motion to accept, seconded by Larry Riley. The vote to approve payment was unanimous.

Steve June presented an invoice from MA&M dated 9/30/14 for a total of \$367,995.80, which included a broad range of work, including flooring, electrical, mechanical, site work, and stairwells. Phil Pessina made the motion to accept, seconded by Ed Monarca The vote to approve payment was unanimous.

4.0 PUBLIC COMMENTS

There were no comments. Phil Pessina moved to close the public comment period. Seconded by Ed Dypa, the vote to approve was unanimous.

5.0 NEW BUSINESS

ARESCO CONSTRUCTION SCHEDULE AND UPDATE

Joe Aresco reported that outside work was almost complete. Landscaping would be finished in a week or two. Upstairs was almost done; he expected a punch list in two weeks for outside and upper level. He said the lower level wasn't as far along, as power hadn't arrived until recently. This included fire suppression, starting up boiler and furnace, and testing the elevator. He said flooring would start later this week in dining room, then game room, and finally the office space. He expected to be at 95% by the end of Oct, with a punch list and cleaning. He thought he'd be out before Thanksgiving, with furniture in hopefully before that.

SILVER/PETRUCELLI CONSTRUCTION ACTIVITY REPORT

Steve June reported visiting every other week doing punch listing. Ed Dypa asked why the base and corner colors didn't match. SP+A and MA+M will look into it and do a test patch, for committee members to drive by and vote by email.

Steve presented three change orders:

- RCO #31: additional sprinkler in art room: \$1,546
- RCO #32: side raid guards and hand railing: \$10,665
- RCO #33: kiln transformer: \$4,012

Phil Pessina made a motion, seconded by Larry Riley, to approve these three RCOs for a total of \$16,223. The vote to approve was unanimous.

IT NEEDS

Joe Samolis said IT staff were still researching computers; he will send their recommendation by email to proceed.

FEDERAL HISTORIC TAX CREDITS

Joe Samolis reported the need to use a for-profit agency may have legal ramifications that would prevent applying for federal historic tax credits. This process must be completed before a certificate of occupancy.

LEED STATUS

Joe Aresco reported he was still working on LEED certification and things were still looking good.

6.0 OTHER BUSINESS

Annabelle Malone asked SP+A to verify that the cafeteria floor could support the piano. Trevor suggested its casters should be checked to protect the floor. If not, an electric keyboard should be purchased.

Annabelle also asked about the location of Laura's office, in order to ensure privacy. Joe S said it was being assessed and needs would be met.

7.0 ADJURNMENT

Chair Samolis asked for a motion to adjourn. Made by Ed Dypa and seconded by Phil Pessina, the vote was unanimous and the meeting adjourned at 9:30 AM.